

LOT 91
IN OR 2009/1427
RESERVE AT DEER RUN #1 PB 8/24

DIDEN EDWARD & BECKY
54168 TROTTER LN
CALLAHAN, FL 32011

2023

35-3N-25-1810-0091-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5012.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,471	100	2,471	315,979
FGR	577	55	317	40,536
FOP	74	30	22	2,813
FSP	208	40	83	10,614
PTO	128	5	6	767

TOTALS	3,458		2,899	370,710
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,273.00	SF	5.20	5.20	
2	0861	POOL GUNIT	0	100	0	0	448.00	SF	85.00	85.00	
3	0855	CONC PAVER	0	100	0	0	1,011.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,899	111.0140	131.83	382,175	2015	2015	0	0	3.00	97.00
1 SNGL FAM - 100% - 2016 Heated Area: 2471 HX Base Yr 2016											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
49,292											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										387,634	
TOTAL MARKET OB/XF VALUE										49,292	
TOTAL LAND VALUE - MARKET										50,000	
TOTAL MARKET VALUE										486,926	
SOH/AGL Deduction										153,681	
ASSESSED VALUE										333,245	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										283,245	
TOTAL JUST VALUE										486,926	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										420,304	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2000342	GARAGE	37,674	01/13/2020
18007884	CARPORT	6,022	08/02/2018
AP166475	SWIM POOL	38,000	01/11/2017
B1530685	CO ISSUED	0	10/13/2015
B1530685	NEW CONSTR	313,530	06/01/2015

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2009/1427	10/16/2015	WD	Q	I	01	270,000			
GRANTOR: DREAM FINDERS HOMES L									
GRANTEE: DIDEN EDWARD & BECK									
1975/1746	4/20/2015	WD	Q	V	05	80,000			
GRANTOR: G&H LAND & TIMBER INV									
GRANTEE: DREAM FINDERS HOMES									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W17 PTO=[YR=2015] N8 W16 S8 FSP=[YR=2015] S13 E16 N13 W16\$ E16\$ S13 W16 N13 W17 S46 FGR=[YR=2015] S22 E10 N2 E18 FOP=[YR=2015] S1 E10 N1 W1 N8 W8 S8 W1\$ E1 N19 W23 N1 W6\$ E6 S1 E23 S11 E8 S8 E13 N66\$.											

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